

LOUDOUN COUNTY PLANNING COMMISSION

ACTION SUMMARY

THURSDAY, NOVEMBER 12, 2009

6:00 P.M. WORKSESSION

LOCATION: PURCELLVILLE ROOM
Government Center
1st Floor

Commissioners Present: Peggy Maio, Chairman, Blue Ridge District; Robert Klancher, Vice-Chairman, Broad Run District; Erin Austin, Catoctin District; Glen Bayless, Sugarland Run District; Chris Brodrick, Potomac District; Sandra Chaloux, Dulles District; Gigi Robinson, Leesburg District; Kevin Ruedisueli, At Large.

Commissioner Absent: Helena Syska, Sterling District.

Staff Present: John Merrithew, Assistant Director of Planning; Michelle Lohr, Marilee Seigfried, Building and Development; Mark Lewis-DeGrace, Lou Mosurak, George Phillips, Office of Transportation Services; Planners: Michael Elabarger, Sophia Fisher, Stephen Gardner, Jane McCarter; Ginny Rowen, Nicole Steele; Nancy Bryan, Recording Secretary.

A. ACTION SUMMARY REVIEW

1. The Action Summary of September 10, 2009 was approved. (8-0-1, Syska absent).
2. The Action Summary of September 17, 2009 was approved. (7-0-1-1, Syska absent; Bayless abstained).
3. The Action Summary of October 8, 2009 was approved. (7-0-1-1, Syska absent; Bayless abstained.)
4. The Action Summary of October 15, 2009 was approved as amended. (6-1-1-1, Chaloux opposed; Syska absent; Bayless abstained.)
5. The Action Summary of October 22, 2009 was approved. (8-0-1, Syska absent).
6. The Action Summary of October 29, 2009 was approved. (8-0-1, Syska absent).

B. DISCLOSURES

1. Mr. Ruedisueli exchanged e-mails on 11/09/09 with Jeff Nein regarding Belmont Estates, White's Ford Park, and Loudoun Parkway Center; exchanged e-mails on 11/10/09 with John Andrews regarding a meeting on a green energy project in Leesburg.
2. Mr. Brodrick had a conversation with Ann Goode regarding the Parc Dulles application.
3. Ms. Robinson had a meeting on 11/10/09 with Ann Goode, County staff, Commissioner Chaloux, and others regarding Dulles Town Center.
4. Ms. Austin had a meeting with the applicant regarding White's Ford Park as well as attended a community meeting; exchanged e-mails with the applicant regarding the Stone Ridge Commercial application; had conversations with the County regarding the ZOAM and met with the green energy partners.
5. Ms. Chaloux took a car tour of the Dulles South District roads with residents Ben Kelahan, Steve Hines, and Commissioner Bayless on 11/12/09; took site tours of Parc Dulles and Dulles Town Center; met with Charles Yudd regarding applications and approvals along the Route 50 Corridor; had a phone conversation with Phil LoPresti regarding the Zoning Ordinance amendment on animal husbandry issues.

6. Mr. Klancher exchanged several e-mails with the applicant for Stone Ridge; contact with both HOA representatives and the applicant regarding the National Conference Center rezoning – it appears that the HOA is putting together a working group to work with the applicant to discuss the application's future; met with the applicant who is a contract purchaser for a couple of parcels in Lansdowne Town Center to discuss an application they are considering; had a conversation and exchanged e-mails with Teresa Whitmore regarding HOA involvement in the Chesapeake Bay review; had a discussion with the applicant representative for White's Ford Park.
7. Mr. Bayless took a car tour of the Dulles South District with Ben Kelahan, Steve Hines, and Commissioner Chaloux; dealt with the green energy partners last week.
8. Ms. Maio set up future meetings through e-mail with John Andrews on green energy and with Jeff Nein and others on White's Ford Park and Belmont Estates.

C. BRIEFING OF THE NOVEMBER 19, 2009 PUBLIC HEARING ITEMS

1. ZMAP 2002-0017, SPEX 2008-0026, SPEX 2008-0027, Parc Dulles II

Items for further discussion include additional information regarding the capital facilities contribution, and the applicant's explanation of the 2% escalation clause in the proffers; reason why Haleybird Drive was not built as proffered; why the applicant opposes rezoning to PD-OP; explanation of the public use site issue; County Attorney discussion regarding acceptability of linking proffers/proposals for Dulles Town Center and Parc Dulles II.

2. CMPT 2008-0020, SPEX 2008-0061, White's Ford Park

Items for further discussion include drainfield capacity; by-right uses with the commission permit; road improvements for similar parks; electrical hook-ups; lighting commitment; method of preservation of the Colonel White House; construction in the flood plain.

3. SPEX 2009-0001, Loudoun County Animal Care and Control

Items for further discussion include reason for closing one day per week; public response; what is classified as an event; confirmation that the Animal Advisory Committee is in full agreement; location of dog exercise area; adequate capacity of the drainfield and well.

4. SPEX 2009-0028, Arris Montessori School

Items for further discussion include an explanation of the drop-off circulation; lack of outdoor play space and the possibility of use of a nearby park for outdoor play.

5. ZMAP 2005-0019, Belmont Estates

Items for further discussion include a visual of the area surrounding the site; house site in wetlands areas – Lots 20 and 21; archaeological study; what is being phased – will amenities and sidewalks progress together; Fire & Rescue contribution; transit contribution – bus service to Route 7; emergency access to Land Bay 2; townhouse buffer reduction; traffic circles; proffer language regarding private streets; width of streets – provide lowest width for public streets; modifications regarding design of development; explanation of Village Conservation Overlay District.

6. ZCPA 2009-0005, ZMOD 2009-0001, Greene Mill Preserve

Items for further discussion include water and wastewater systems; stormwater management; 3-acre civic use site.

D. WORKSESSION ITEMS

1. ZOAM 2007-0004, Proposed Zoning Ordinance Amendment to Permit Farm Markets in Various Zoning Districts and to Reduce Minimum Acreage Requirements for Agriculture, Horticulture, and Animal Husbandry Uses

The Planning Commission forwarded ZOAM 2007-0004, Proposed Zoning Ordinance Amendment to Permit Farm Markets in Various Zoning Districts and to Reduce Minimum Acreage Requirements for Agriculture, Horticulture, and Animal Husbandry Uses to a Planning Commission worksession. (8-0-1, Syska absent).

2. ZMAP 2006-0011, ZCPA 2006-0003, Stone Ridge Commercial

Due to an electrical power outage at the County Government Center, this application was postponed and rescheduled to the December 1, 2009 Planning Commission worksession.